026.0	0003	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,284,800 / 1,284,800
					USE VALUE:	1,284,800 / 1,284,800
					ASSESSED:	1,284,800 / 1,284,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VERSAVEL MARK & STACEY
Owner 2:	
Owner 3:	
Street 1:	47 MARATHON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	VERSAVEL MARK -
Owner 2:	-
Street 1:	47 MARATHON ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1910, having primarily Aluminum Exterior and 2408 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7000.000	773,400	7,400	504,000	1,284,800
Total Card	0.161	773,400	7,400	504,000	1,284,800
Total Parcel	0.161	773,400	7,400	504,000	1,284,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 533.55 /Parcel: 533.55

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct: 17653
GIS Ref:
GIS Ref:
Insp Date: 08/25/17

!2154!

PREVIOUS ASSESSMENT

Parcel ID: 026.0-0003-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	773,400	7400	7,000.	504,000	1,284,800		Year end	12/23/2021
2021	101	FV	752,500	7400	7,000.	504,000	1,263,900		Year End Roll	12/10/2020
2020	101	FV	750,900	7400	7,000.	504,000	1,262,300	1,262,300	Year End Roll	12/18/2019
2019	101	FV	574,500	7400	7,000.	535,500	1,117,400	1,117,400	Year End Roll	1/3/2019
2018	101	FV	574,500	7400	7,000.	390,600	972,500	972,500	Year End Roll	12/20/2017
2017	101	FV	551,500	7400	7,000.	340,200	899,100	899,100	Year End Roll	1/3/2017
2016	101	FV	551,500	7400	7,000.	289,800	848,700	848,700	Year End	1/4/2016
2015	101	FV	514,900	7400	7,000.	283,500	805,800	805,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	21:06:39

LAST REV

Date	Time
11/09/20	09:47:42
mmcmakin	

SALES INFORMATION

TAX DISTRICT:
PAT ACCT.: 2154

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VERSAVEL MARK,	75930-445	1	10/20/2020	Convenience	99	No	No		
VERSAVEL MARK,	72528-424	1	4/30/2019	Convenience	99	No	No		
HUNT IAN/LAURIE	53188-142		7/13/2009		822,500	No	No		
FONTENOT DAVID	39195-327		5/15/2003		746,500	No	No		
DE CASTRO BERNA	29801-193		2/16/1999		339,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2013	1680	Solar Pa	18,327	C				
2/19/2013	217	Add Bath	40,000	C				
4/13/2011	272	Redo Bat	11,000					
4/15/2010	322	New Wind	2,000					1 REPLACEMENT WIND
3/1/2010	136	Manual	2,500					reframe gar
6/6/2004	502	Wood Dec	6,000	C		G6	GR FY06	add 220 feet to de
4/26/2004	369	Wood Dec	34,434	C		G6	GR FY06	glass solarium 13X
3/25/1999	150	Add Bath	7,000					1/2 BATH-REM KITCH

ACTIVITY INFORMATION

Date	Result	By	Name
8/25/2017	Inspected	PH	Patrick H
7/10/2017	MEAS&NOTICE	KB	Kevin B
1/30/2014	Info Fm Prmt	EMK	Ellen K
5/22/2013	Info Fm Prmt	EMK	Ellen K
4/2/2009	Meas/Inspect	163	PATRIOT
3/14/2004	Permit Visit	BR	B Rossignol
8/25/2003	MLS	MM	Mary M
10/1/1999	Meas/Inspect	263	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	17653
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	B+ - Good (+)		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	1 - AB Avg		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Good
3/4 Bath:	1	Rating:	Very Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.29975247
Const Adj.:	1.07089281
Adj $ / SQ:	187.906
Other Features:	132225
Grade Factor:	1.46
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	810724
Depreciation:	37293
Depreciated Total:	773430

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	9	BRs:	4	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

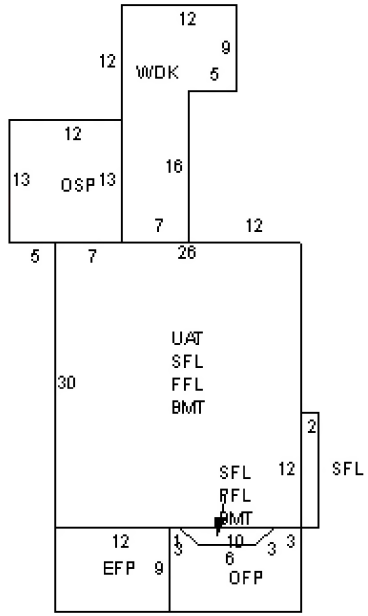
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	274.34
Special Features:	0	Val/Su Net:	241.61
Final Total:	773400	Val/Su SzAd	478.59

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	820	187.910	154,083
BMT	Basement	796	88.080	70,112
FFL	First Floor	796	187.910	149,573
WDK	Deck	220	11.290	2,484
UAT	Upper Attic	195	164.420	32,061
OSP	Screen Porch	156	31.900	4,976
OFP	Open Porch	110	33.730	3,711
EFP	Enclos Porch	108	56.150	6,064
	Net Sketched Area:	3,201	Total:	423,064

Size Ad	1616	Gross Area	3786	FinArea	2408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	75	A	
UAT	100	FLA	100	V	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	G	GD	1910	26.56	T	30	101			7,400			7,400

More:	N	Total Yard Items:	7,400	Total Special Featues:		Total:	7,400

PARCEL ID

026.0-0003-0002.0

IMAGE

AssessPro Patriot Properties, Inc